

PROSPECTUS FOR PROPOSED ACQUISITION UNDER THE PUBLIC BUILDINGS ACT OF 1959

ACQUISITION OF CERTAIN LANDS IN SQUARE 171

WASHINGTON, D.C.

1. DESCRIPTION OF PROPOSED PROJECT:

The project contemplates the purchase of the Walker-Johnson Building and the Walker-Johnson Annex, land and improvements, and the adjacent land in the westerly portion of Square 171.

| | <u>Gross</u> | <u>Net Assignable</u> |
|----------------------------|-----------------|-----------------------|
| Approximate Building Area: | | |
| Walker-Johnson Building | 112,300 Sq. Ft. | 80,430 Sq. Ft. |
| Walker-Johnson Annex | 3,050 Sq. Ft. | 2,145 Sq. Ft. |
| Approximate Site Area: | 31,300 Sq. Ft. | |

2. ESTIMATED MAXIMUM COST OF PROJECT:

Total estimated maximum cost \$2,750,000

3. JUSTIFICATION:

The property proposed for acquisition consists of two buildings which are currently under lease to the Government, the Walker-Johnson Building, 1734 New York Avenue NW., the Walker-Johnson Annex, 1750 New York Avenue NW., and the contiguous small parcels of privately owned property. The site is bounded by E Street, 18th Street, New York Avenue, and the Corcoran Art Gallery site and comprises all of Square 171 except the Corcoran Art Gallery property. The two leased buildings contain 80,430 net square feet and 2,145 net square feet, respectively, and are occupied by the United States Information Agency. The Walker-Johnson Building, which is 50 years old, has been leased by the Government since 1916. The Annex Building, built in 1923, has been under Government lease since 1957. Acquisition of these buildings will eliminate rental payments of \$255,900 per year and will effect a net rental savings of \$120,000 annually.

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3. JUSTIFICATION: (Cont'd)

The property proposed for acquisition is in close proximity to the White House and the Executive Office Building. It is part of a governmental building complex on the west flank of the White House and Ellipse, extending from Constitution Avenue to Pennsylvania Avenue. It should be acquired in the interest of long-range planning for future public building construction to alleviate the shortage of Federal office space in Washington, D.C. It is essential that this site in the midst of an area which is mainly governmental and institutional in character be preserved for similar use in preference to commercial development which is both imminent and actual on the fringes of this area. Since land costs in this general area are increasing rapidly, it is deemed prudent that acquisition be accomplished as soon as possible.

The housing of Federal agencies in the Nation's Capital is more critical than in any other community in the United States. One fourth of the 164 million square feet of space managed by General Services Administration is in the Metropolitan Washington area. About 42,000 of the approximately 192,300 Federal employees in the area are working in inefficient and sub-standard space in 81 scattered temporary and obsolete buildings. In addition over 25,800 employees work in 191 scattered leased locations.

The Walker-Johnson Building and Annex will continue to be used to house Federal agencies, at a substantial rental saving, until the structures are demolished in connection with the construction of a new Federal building in the future.

After the proposed acquisition, the Government will be leasing approximately 6,593,000 square feet in Metropolitan Washington. This represents about 17% of the space managed by GSA in the Capital area.

4. CURRENT HOUSING COSTS *

| | <u>Area Sq. Ft.</u> | <u>Annual Cost</u> |
|----------------------|---------------------|--------------------|
| Leased space | | |
| Rent and other costs | 82,575 | \$255,848 |

* For agencies housed in building proposed for acquisition.

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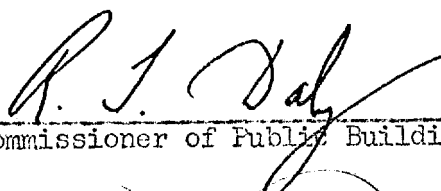
5. PROPOSED SPACE PLAN FOR HOUSING FEDERAL AGENCIES:

The development of a comprehensive space plan for the housing of a large percentage of the Federal population in Government-owned space in Metropolitan Washington has been completed. The purchase of these buildings and the acquisition of the adjoining land for use as a future Federal building site is an essential part of the plan.

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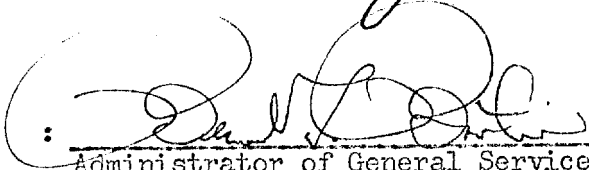
Submitted at Washington, D.C. on _____

Recommended:



Commissioner of Public Buildings Service

Approved :



Administrator of General Services